

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

ABEYANCE - SDR-21700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21702, VAR-21703 AND SUP-21704 - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED MAXIMUM 12-STORY MIXED-USE DEVELOPMENT TO INCLUDE 444 RESIDENTIAL CONDOMINIUM UNITS, 439,200 SQUARE FEET OF OFFICE SPACE, 41,000 SQUARE FEET OF COMMERCIAL SPACE AND AN 11-STORY PARKING STRUCTURE, WITH WAIVERS TO ALLOW A BUILDING HEIGHT OF 12 STORIES IN THE URBAN ZONE WHERE A MAXIMUM HEIGHT OF SEVEN STORIES IS REQUIRED AND TO ALLOW NO BUILDING STEPBACK WHERE AN EIGHT FOOT STEPBACK ABOVE THREE STORIES IS REQUIRED on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 10/17/2007**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****32****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:****STAFF RECOMMENDS THIS ITEM BE TABLED****BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report (Not Applicable)
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest postcards and protest petition

Motion made by DAVID STEINMAN to Hold in Abeyance Items 13, 31-32 and 51 and TABLE Items 16-19

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

Minutes:

The applicant for Items 16-19 had requested that the items be tabled with the understanding that they are responsible for the cost of renotification when the items are brought back.

COMMISSIONER TRUESDELL verified that no members of the public wished to speak on those items.

